



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 3, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. ELECTION OF OFFICERS.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

5. CONSENT AGENDA.

A. Minutes from the [workshop](#) and [regular](#) meetings on December 6, 2007.

B. Master Plan [MP07-07](#): ([Drawing](#)) Carraba Industrial Park **J. Fulgham**
Proposed Revised Master Plan of Carrabba Industrial Park, being 41.19 acres of land located near and around Gooseneck Drive and State Highway 21 in Bryan, Brazos County, Texas.

C. Final Plat [FP07-32](#): ([Drawing](#)) Carraba Industrial Park – Phase 6 **J. Fulgham**
Proposed Final Plat of Carrabba Industrial Park – Phase 6, being 14.91 acres of land adjoining the eastern end of Roughneck Drive and in close proximity of Gooseneck Drive and State Highway 21 in Bryan, Brazos County, Texas.

- D. Final Plat [FP07-33](#): (Drawing) Bryan DPS District Office Subdivision** **M. Zimmermann**
Proposed Final Plat of Bryan DPS District Office Subdivision, being 6.487 acres of land adjoining the south side of State Highway 6 East Bypass (North Earl Rudder Freeway) between the Bryan Regional Athletic Complex and Laura Lane in Bryan, Brazos County, Texas.
- E. Final Plat [FP07-34](#): (Drawing) Cottage Grove Subdivision – Phase 2B** **J. Fulgham**
Proposed Final Plat of Cottage Grove Subdivision – Phase 2B, being 8.77 acres of land located southwest of the intersection Cottage Grove Circle and Amberglow Place in Bryan, Brazos County, Texas.
- F. Street Closing [SC07-01](#): South Randolph Street** **R. Haynes**
A request to permanently close a 15-foot wide and 115-foot long segment of public right-of-way for South Randolph Street, south of its intersection with West 29th Street and adjoining Block 190 of the Bryan Original Townsite in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 6. Planning Variance [PV08-01](#): First Christian Church** **J. Fulgham**
A request for approval of a complete variance from the requirement to provide off-street parking, to allow the proposed construction of a 2,218-square foot building addition on property used by a religious institution without providing off-street parking, at 900 South Ennis Street located at the southwest corner of South Ennis and Homestead Streets, being an unnumbered 0.86-acre lot in Block 9 of Winter Estate Subdivision (Northern Half) in Bryan, Brazos County, Texas.
- 7. Planning Variance [PV08-02](#): George McDonald** **R. Haynes**
A request for approval of a variance from the minimum 200-foot lot depth generally required of lots in Commercial (C-3) zoning districts, to allow creation of two new lots, each of which would be only between approximately 156 feet and 152 feet deep, on 1.6 acres of land located at the east corner of Tabor Road (F.M. 974) and Clarks Lane, being parts of Block 1 in Lone Oak Acres Addition in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 8. Conditional Use Permit [CU07-15](#): Ali Jaffer** **J. Fulgham**
A request for approval of a conditional use permit to allow two duplexes on property in a Residential District – 5000 (RD-5) zoning district, specifically on property at 4205 and 4209 College Main, being Lots 1 thru 3 and the southeast 40 feet of Lot 4 in Block 4 of the Highland Park Addition in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

9. Rezoning [RZ08-01](#): First Baptist Church of Bremond

M. Zimmermann

A request to change the zoning classification from Agricultural-Open District (A-O) to Office District (C-1) on 0.32 acres of land addressed at 2301 Old Hearne Road and located at the northeast corner of Old Hearne Road and Milberger Street in Bryan, Brazos County, Texas.

10. Rezoning [RZ08-02](#): Conroe Welding Supply, Inc.

M. Zimmermann

A request to change the zoning classification from Agricultural-Open District (A-O) to Industrial District (I) on property at 1540 North Harvey Mitchell Parkway, approximately 1,400 – 1,700 feet south of the intersection of North Harvey Mitchell Parkway and State Highway 21, being 4.214 acres out of Stephen F. Austin League, A-9 in Bryan, Brazos County, Texas.

11. Rezoning [RZ08-03](#): Key Energy Services, LLC

R. Haynes

A request to change the zoning classification from Agricultural-Open District (A-O) to Industrial District (I) on 1.907 acres of land adjoining the northwest side of State Highway 21 East between Wallis Road and Crosswind Drive across from Coulter Airfield, being part of Lot 1 in Block 1 of East Brazos Industrial Park – Phase 1 in Bryan, Brazos County, Texas.

12. Rezoning [RZ08-04](#): Coulter Addition

R. Haynes

A city-initiated request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) on approximately 8.66 acres of land adjoining the west side of Groesbeck Street between Palasota Drive and Eden Lane, being Lots 18 thru 43 and Lot 53 of Coulter's Addition in Bryan, Brazos County Texas.

13. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, January 17, 2008 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR WENDY WELDON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.